

Document # 4582

EXECUTIVE SESSION

MEMORANDUM

APRIL 4, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE

FROM: ARTHUR SHEA, CHIEF GENERAL COUNSEL

SUBJECT: WEST END PROJECT, AREA E OF PARCEL 2-1E/1F, CHARLES
RIVER PARK, INC.

As you are aware, Charles River Park, Inc., by letter of March 6, 1985, has allegedly submitted plans for Area E of Parcel 2-1E/1F. As there is a thirty-day review period for response under the Master Leasehold Agreement, it is appropriate for the Authority to respond without prejudicing its rights as to whether that Master Leasehold Agreement is still applicable to this Area E.

It is recommended, therefore, that the Director be authorized to send the attached letter.

VOTED: That the Director be, and hereby is, authorized to give notice in the form of the attached letter to Jerome L. Rappaport, Managing General Partner of Charles River Park, Inc.

BOSTON
REDEVELOPMENT
AUTHORITY

Stephen Coyle/Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

Document # 4582

April 4, 1985

Mr. Jerome Lyle Rappaport
Managing General Partner
Charles River Park, Inc.
One Longfellow Place
Boston, Massachusetts 02114

Dear Mr. Rappaport:

We have received your letter of March 6, 1985 concerning Area E of Parcel 2-1E/1F in the West End Land Assembly Redevelopment Project Area. The Authority is proceeding to make a legal review to determine your and our current rights and obligations and the most appropriate course for the public to take.

However, without waiving or in any way prejudicing the Authority's position taken in its default notice of August 3, 1970 and its ongoing position that fair market value for the public must be obtained for this Area E, the Authority rejects your plans allegedly resubmitted March 6, 1985, as being not in compliance with the use of multi-family residential with complementary and accessory commercial uses. This rejection reiterates the March 5, 1981 letter of the Authority.

Sincerely,

Stephen Coyle

CHARLES RIVER PARK

JEROME LYLE RAPPAFORT, MANAGING GENERAL PARTNER

One Longfellow Place
Boston, Massachusetts 02114
Telephone: (617) 227-7345

March 6, 1985

Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Dear Mr. Coyle:

Charles River Park would like to meet with you and your staff to work together to effect an early commencement of construction on the final phase of the West End Land Assembly and Redevelopment Plan in accordance with the Master Leasehold Agreement.

Over the past several years Charles River Park has worked cooperatively with the Redevelopment Authority to advance the plans for the North Station area, and to induce GSA to locate the new federal building in our neighborhood. At the same time, various plans we have provided to the Authority for development of Area E, the remaining parcel in the West End, have remained dormant at the Authority. The most recent set of plans was submitted in August, 1983; the plans show a third high rise residential tower to match the two existing towers at Longfellow Place, retail space, a garage, and a fourteen story office building. We understood at the time of that submission, as a result of meeting with the former Director, that the size of the office building would be the subject of design review by the Authority; but we were encouraged to seek environmental waivers for the project in order to expedite the processing of the plan presented. We did begin the environmental processing but terminated it without prejudice when the former Director indicated it was premature.

The size of the office building in the September, 1983, plans was, in part, a mechanism to permit the financing of the entire project in light of the HUD mortgage financing maximums. In September, 1983, revaluation and classification had not yet had their full beneficial effects and private financing for residential construction in this City was next to impossible to obtain, which is no longer the case. We can now, acting on urban design criteria and with the cooperation of the Authority agree on an appropriate size for the office building having in mind that there is an office building at 50 Staniford Street, at one end of Longfellow Place, and that the proposed office building would be at the other end of Longfellow Place forming a transition to the GSA Building across Lomasney Way.

Charles River Park has had a long history of cooperation with the Authority with regard to the West End and the North Station area. A review of the record will demonstrate that we have performed our commitments under the master leasehold agreement, and by fulfilling our obligations we have contributed to the value inherent in our remaining parcel.

Stephen Coyle, Director

Page 2

March 6, 1985

Pursuant to the terms of the Master Leasehold, this letter constitutes our re-submission of the plans submitted to the Authority in August, 1983, and still in the possession of the Authority. We have a model which we would like to bring to a meeting with you and your staff to facilitate your review. I am certain that cooperatively we can arrive at an approved site plan.

With the GSA Building nearing completion, we believe this is a most appropriate time to finish the construction contemplated for its neighbor, the West End. As part of the City's effort to induce the federal government to select the North Station site, we have given assurances that we would meet our commitments under the West End Plan. It is our intention to do just that; but we can proceed only with the full cooperation of the Authority. In that spirit of commitment to the City of Boston and cooperation with the Redevelopment Authority, we resubmit our plans and express our willingness with your cooperation to put the project of completing the West End on a fast track. Please call me to set up an appointment.

Sincerely,

JEROME LYLE RAPPAPORT

JLR/aeh

cc: ~~Paul McCann~~
Owen Donnelly

Boston Redevelopment Authority

Robert J. Ryan, Director

March 5, 1981

Daniel B. Rakov, Esq.
1 Longfellow Place
Boston, MA 02114

Dear Mr. Rakov:

This is in reply to your letter of January 23, 1981 concerning the completion of the West End development by the construction of an additional residential tower and a 240,000 square foot office building.

As indicated previously to you through staff meetings, I am not convinced that a 240,000 square foot office building is complementary to the residential use or necessary for the successful completion of the West End development. I reviewed your letter in detail and I do not find the requested substantial documentation of the financial necessity of such an intense proposed commercial ancillary use. I understand Charles River Park and HUD are continuing to evaluate the overall proposal and the extent of any commercial element that HUD would consider reasonable.

I just want to formalize the fact that the Authority has not approved your proposed commercial element and, as you are aware, we have many outstanding design features to resolve on the site once the elements of the project are resolved.

You may feel free to submit any additional documentation and keep the Authority updated on the proposed resolution of this development.

Sincerely,

Robert J. Ryan

